

**PB# 92-21**

**AHFS Realty Corp.**

**51-1-90.222**

A.H.F.S. REALTY CORP. SUBDIVISION 92-21  
FORESTER ROAD (3 LOTS) (TAROLLI)

*Approved 11-20-92*

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

12613

Received of A. H. F. S. Realty Corp. May 11 19 92 \$ 50.00

Fifty and 00/100 DOLLARS

For Planning Board Application Fee # 92-21

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 1009</u>		<u>50.00</u>

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Pauline G. Townsend

Town Clerk

Title

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

12612

Received of Pauline G. Townsend May 11 19 92 \$ 450.00

Four Hundred Fifty and 00/100 DOLLARS

For Planning Board Permit # 92-21 A. H. F. S. Realty Corp

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 1008</u>		<u>\$450.00</u>

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By

Juan Jappo

Deputy Comptroller

Title

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

12997

For Planning Board Application Fee # 92-21

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 1069</u>		<u>30.60</u>

By Pauline G. Townsend  
Town Clerk  
Title

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT

12612

May 11

19 92

Received of Pauline G. Townsend \$ 450.00

Four Hundred Fifty and 00/100 DOLLARS

For Planning Board Fee # 92-21 A. H. F. S. Realty Corp

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 1008</u>		<u>\$450.00</u>

By

Juan Jappes

Deputy Comptroller  
Title

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT

12997

Dec. 10,

19 92

Received of A. H. F. S. Realty \$ 265.00

Two hundred sixty-five and 00/100 DOLLARS

For P/B #92-21 - Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 1041</u>		<u>\$265.00</u>

By

Pauline G. Townsend

Town Clerk  
Title

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12550

NO. 92-21

November 10, 1992

RECEIVED FROM A. H. F. S. Realty Corp.

Two Thousand 00/100 DOLLARS

2 Lots @ \$1,000.00 ea (Recreation fee)

Account Total \$ 2,000.00

Amount Paid \$ 2,000.00

Balance Due \$ - 0 -

Mike Butcher  
Myra Mason, P.B. Secy

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12557

NO. 92-21

November 13, 1992

RECEIVED FROM A.H.F.S. Realty Corp.

Three Hundred Thirty-Seven 00/100 — DOLLARS

Addition to Escrow

Account Total \$ 337.00

Amount Paid \$ 337.00

Balance Due \$ -0-

John C. Crutcher

Mary Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

92-21

Map Number 25D-92 City [X]  
Section 51 Block 1 Lot 9.222 Town [X] Village [X] New Windsor

Title: A. H. F. S. Realty Corp

Dated: 8-18-92 Rev. Filed 11-23-92

Approved by Ronald Lander  
on 11/20/92

Record Owner AHFS Realty Corp

(2 sheets)

MARION S. MURPHY  
Orange County Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/20/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 92-21

NAME: A.H.F.S. REALTY SUBDIVISION  
APPLICANT: A.H.F.S. REALTY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/20/92	PLANS STAMPED	APPROVED
10/14/92	P.B. APPEARANCE . NO PUBLIC QUESTIONS AT PUBLIC HEARING.	P.H. HELD/NEG DEC.
10/14/92	P.B. APPEARANCE (CON'T)	APPROVED
08/12/92	P.B. APPEARANCE	TO RETURN:SET P.H.
07/08/92	P.B. APPERANCE	L.A./SITE VISIT
05/27/92	P.B. APPEARANCE	SITE VISIT 5/31/92
05/27/92	P.B. APPEARANCE (CON'T)	TO RETURN
05/05/92	WORK SESSION APPEARANCE	REVISE & SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/20/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 92-21

NAME: A.H.F.S. REALTY SUBDIVISION

APPLICANT: A.H.F.S. REALTY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/11/92	3 LOTS @ 150.00 EA.	PAID		450.00	
05/27/92	P.B. ATTY FEES	CHG	35.00		
05/27/92	P.B. MINUTES	CHG	13.50		
07/08/92	P.B. MINUTES	CHG	27.00		
07/08/92	P.B. ATTY FEES	CHG	35.00		
08/12/92	P.B. MINUTES	CHG	18.00		
10/14/92	P.B. ATTY FEES	CHG	35.00		
10/14/92	P.B. MINUTES	CHG	13.50		
11/10/92	P.B. ENGINEER FEE	CHG	610.00		
11/13/92	ADDITIONAL ESCROW	PAID		337.00	
		TOTAL:	787.00	787.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/14/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-21

NAME: A.H.F.S. REALTY SUBDIVISION

APPLICANT: A.H.F.S. REALTY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/11/92	MUNICIPAL HIGHWAY . WANT DETAIL ON TWO DRIVEWAYS (TOGETHER)	06/15/92	DISAPPROVED NOT A GOOD IDEA
ORIG	05/11/92	MUNICIPAL WATER	05/12/92	APPROVED
ORIG	05/11/92	MUNICIPAL SEWER	06/29/92	SUPERSEDED BY REV1
ORIG	05/11/92	MUNICIPAL SANITARY	06/29/92	SUPERSEDED BY REV1
ORIG	05/11/92	MUNICIPAL FIRE	05/13/92	APPROVED
ORIG	05/11/92	PLANNING BOARD ENGINEER	06/29/92	SUPERSEDED BY REV1
REV1	06/29/92	MUNICIPAL HIGHWAY . DRIVEWAYS ARE TOO CLOSE TOGETHER - DANGEROUS	07/14/92	DISAPPROVED
REV1	06/29/92	MUNICIPAL WATER	07/09/92	APPROVED
REV1	06/29/92	MUNICIPAL SEWER	08/20/92	SUPERSEDED BY REV3
REV1	06/29/92	MUNICIPAL SANITARY	08/20/92	SUPERSEDED BY REV3
REV1	06/29/92	MUNICIPAL FIRE	07/08/92	APPROVED
REV1	06/29/92	PLANNING BOARD ENGINEER	08/20/92	SUPERSEDED BY REV3
REV1	07/10/92	O.C. PLANNING DEPARTMENT	07/20/92	LOCAL DETERMIN
REV1	08/12/92	N.Y. STATE DEPT. TRANSPORT . REVIEW SHEET SUBMITTED BY APPLICANT AT 8/12/92 P.B. MEETING	08/12/92	NO OBJECTION
REV3	08/20/92	MUNICIPAL HIGHWAY	09/18/92	APPROVED ✓
REV3	08/20/92	MUNICIPAL WATER	08/21/92	APPROVED
REV3	08/20/92	MUNICIPAL SEWER	08/24/92	APPROVED
REV3	08/20/92	MUNICIPAL SANITARY	/ /	
REV3	08/20/92	MUNICIPAL FIRE	08/26/92	APPROVED
REV3	08/20/92	PLANNING BOARD ENGINEER	/ /	

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ \_\_\_\_\_

\* \* \* \* \*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
PRELIMINARY PLAT APPROVAL .....\$ 100.00  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 115.00  
FINAL PLAT SECTION FEE.....\$ ~~150.00~~  
BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 265.00

\* \* \* \* \*

RECREATION FEES:

2 LOTS @ \$1000.00 PER LOT.....\$ 2,000.00

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_  
PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_  
MINUTES OF MEETINGS.....\$ \_\_\_\_\_  
OTHER.....\$ \_\_\_\_\_

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

5% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ \_\_\_\_\_

2% OF REMAINDER OF ABOVE:.....\$ \_\_\_\_\_

TOTAL INSPECTION FEE DUE:.....\$ \_\_\_\_\_



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

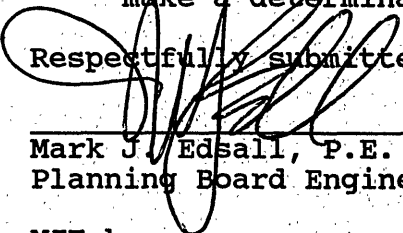
**PROJECT NAME:** AHFS REALTY MINOR SUBDIVISION  
**PROJECT LOCATION:** FORESTER ROAD AND NYS ROUTE 207  
SECTION 51-BLOCK 1-LOT 90.222  
**PROJECT NUMBER:** 92-21  
**DATE:** 14 OCTOBER 1992  
**DESCRIPTION:** THE APPLICANTS HAVE SUBMITTED A PLAN FOR THE  
SUBDIVISION OF A 6 +/- ACRE PARCEL INTO THREE (3)  
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS  
REVIEWED AT THE 27 MAY 1992, 8 JULY 1992 AND  
12 AUGUST 1992 PLANNING BOARD MEETINGS.

1. As previously noted, the subdivision layout appears to comply with the minimum bulk requirements for the R-1 Zone. In addition, the Applicant's consultant has responded to all previous engineering comments prepared by the undersigned.

At this time I am aware of no further engineering concerns with regard to this application. If any such problems are identified as part of this Public Hearing, I will be pleased to review same, as deemed necessary by the Planning Board.

2. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:AHFS3.mk

October 14, 1992

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PUBLIC HEARINGS:

A.H.F.S. Realty Subdivision 92-21

Mr. William Norton appeared before the board representing this proposal.

MR. PETRO: First we're going to go over this and we'll open it up to the public.

MR. NORTON: Basically, we have same layout as we did at the past meeting, nothing has changed since then. We did receive a permit, State permit for New York State Route 207 for entrance or driveway on lot 3 and Planning Board has received a letter from the Town highway superintendent in regard to the two driveways that will enter onto Forrester Road. Beyond that--

MR. PETRO: Mr. Fayo, it was his recommendation, right, is that correct what we did on there, Mark?

MR. EDSALL: There was a lot of discussion with regard to that and I explained to Skip the reasons why we felt that was the appropriate location and I believe he's issued a memo indicating his acceptance, yeah, the 20th of August '92 so I believe that has been resolved.

MR. PETRO: We have sewer approved, water, highway, municipal fire on 8/26. Any of the board members have any questions?

MR. LANDER: Do we have the highway work permit in the file?

MR. PETRO: Yes, it's in the file, yes.

MR. LANDER: I have no other questions.

MR. PETRO: Mark, you had no other comments so I think at this time, I'm going to open it up to the public for, it's a public hearing, anyone here that would like to speak on this particular application, step forward, state your name and address and any comment.

MR. SCHIEFER: Have the reply things gone out? Put

October 14, 1992

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that into the minutes.

MR. PETRO: Letters have gone out, 11 addressed envelopes and it's been before the notary public, Mrs. Green and it's been done and I have the paper in front of me that it is signed. Anyone here for this application? All right, if not, I'd like to end the public hearing. Can I have a motion to that effect?

MR. LANDER: So moved.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made to close the public hearing on A.H.F.S. public hearing. Roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Back again to the board members. Do we have any further comments on this application?

MR. DUBALDI: I make a motion we declare negative dec.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion has been made and seconded to declare neg dec on the A.H.F.S. Realty minor subdivision.

MR. SCHIEFER: As long as there are no further engineering concerns. No one on the board has any concern and there's no one in the public that objects, I make a motion we might as well approve it. Normally, we don't that night. Any reason to hold it? I make a motion.

MR. PETRO: Let's get the roll call on the negative dec.

ROLL CALL

October 14, 1992

5

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. SCHIEFER: I'll make a motion we approve the subdivision A.H.F.S. Realty minor subdivision, Forrester Road near Route 207.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion to approve A.H.F.S. Realty minor subdivision on Route 207, there seems to be no further engineering comments. Everything seems to be in order. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 359 Maries Hill Rd DR.  
New Windsor, NY 12550

DATE			CLAIMED	ALLOWED
6/4/92	Planning Board Meeting			75 00
	Misc 2			9 00
	Windsor Heights - 1			4 50
	AFS - 3			13 50
	✓ Fox River - 17			76 50
	✓ Dantas - 14			63 00
	✓ Park Fly & Drive - 21			94 50
	✓ Bernhard - 2			9 00
	✓ Windsor Counseling - 4			18 00
	✓ N.W. Business Park - 4			18 00
	✓ Hogan - 6			27 00
	✓ Moss - 1 / Windsor Fire House - 2			4.50 / 9.00
	Washington Green - 1 / Hilltop - 6 / Foxwood - 2			4.50 / 27.00 / 9.00

462.00

RESULTS OF P.B. MEETING

DATE: October 14, 1992

PROJECT NAME: A.H.F.S. Realty

PROJECT NUMBER 92-21

LEAD AGENCY: \_\_\_\_\_

NEGATIVE DEC: 10-14-92

PUBLIC HEARING: 10/14/92

DISCUSSION:

No public show for P.N.  
Closed P.N.

SEND TO ORANGE CO. PLANNING: \_\_\_\_\_

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVED 10-14-92 APPROVED CONDITIONALLY \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO ☒

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_

PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----X  
In the Matter of Application for Site Plan/Subdivision of

A.H.F.S. Realty Subdivision

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

-----X  
STATE OF NEW YORK )  
                              ) SS.:  
COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On September 17, 1992, I compared the 11 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this

17<sup>th</sup> day of September, 1992

Deborah Green  
Notary Public

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 18, 1993

AFFIMAIL.PLB - DISC#1 P.B.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on

October 14 1992 at 7:30 P.M. on the approval of the proposed Subdivision of Lands (Subdivision of Lands)\*

(~~Site Plan~~)\* OF A H F S Realty Corp

located St Hwy 207 & Forrester Road Sec. 51, Block 1, Lot 90.222

Map of the (Subdivision of Lands)(~~Site Plan~~)\* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 15 September 1992

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

---

NOTES TO APPLICANT:

- 1). \*Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

August 27, 1992

A H F S Realty  
P.O. Box 169  
White Lake, NY 12786

Re: Tax Map Parcel: 51-1-90.222

Dear Mr. McDowell:

According to our records, the attached is a list of all properties contiguous to the above mentioned property.

The charge for this service is \$25.00, which you have already paid in the form of a deposit.

Sincerely,

*Leslie Cook / CO*

LESLIE COOK  
Sole Assessor

LC/cad  
Attachment  
cc: Myra Mason

MTA  
Stewart Airport  
New Windsor, NY 12553 ✓

Consolidated Edison Company of New York, Inc. ✓  
4 Irving Place  
New York, NY 10003

Central Hudson Gas & Electric Corporation ✓  
284 South Ave.  
Poughkeepsie, NY 12603

Congelosi, Paul J. ✓  
RD 2 Rte. 17K  
Montgomery, NY 12549

Martin, Robert L. & Ethel M. ✓  
Box 65 Rte. 207  
Rock Tavern, NY 12575

Congelosi, Anthony Jr. ✓  
Rte. 207 Box 54  
Rock Tavern, NY 12575

*6 envelopes*

*Plus - George Green  
Pauline Townsend  
Andrew Krieger  
Mark Edsall, P. E.  
James Petro* } *5 Envelopes*

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

*Pd 5/11/92*

ESCROW:

RESIDENTIAL:

3 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 450.00  
 \_\_\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

COMMERCIAL:

\_\_\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
 \_\_\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ 450.00 *Pd. 5/11/92*

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
 PRELIMINARY PLAT APPROVAL .....\$ 100.00  
 FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ \_\_\_\_\_  
 FINAL PLAT SECTION FEE.....\$ 150.00  
 BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ \_\_\_\_\_

\*\*\*\*\*

RECREATION FEES:

\_\_\_\_\_ LOTS @ \$1000.00 PER LOT.....\$ \_\_\_\_\_

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_  
 PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_  
 MINUTES OF MEETINGS.....\$ \_\_\_\_\_  
 OTHER.....\$ \_\_\_\_\_

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

5% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ \_\_\_\_\_

2% OF REMAINDER OF ABOVE:.....\$ \_\_\_\_\_

TOTAL INSPECTION FEE DUE:.....\$ \_\_\_\_\_

P.O. BOX 169  
WHITE LAKE, NY 12786-0169  
895-373

92 - 21

1008

10-4/220  
426

6 May 1992

PAY TO THE  
ORDER OF TOWN OF NEW Windsor

\$ 450<sup>00</sup>

FOUR HUNDRED FIFTY AND <sup>NO</sup>/<sub>100</sub>

DOLLARS

**M&T Bank**

Manufacturers And Traders Trust Company - Buffalo, NY 14240  
Hudson Valley Division  
9 W Office

*Lucian M. MacDowell*  
*Albert S. MacDowell*

FOR \_\_\_\_\_

⑈001008⑈ ⑆022000046⑆ 11000063002597⑈

P.B. # 92-21 Application

**A. H. F. S. REALTY CORP**

P.O. BOX 169  
WHITE LAKE, NY 12786-0169  
895-3736

1009

10-4/220  
426

6 May 1992

PAY TO THE  
ORDER OF TOWN OF NEW Windsor

\$ 50<sup>00</sup>

FIFTY AND <sup>NO</sup>/<sub>100</sub>

DOLLARS

**M&T Bank**

Manufacturers And Traders Trust Company - Buffalo, NY 14240  
Hudson Valley Division  
9 W Office

*Lucian M. MacDowell*  
*Albert S. MacDowell*

FOR \_\_\_\_\_

⑈001009⑈ ⑆022000046⑆ 11000063002597⑈

RESULTS OF P.B. MEETING

DATE: 8/12/92

PROJECT NAME: A.H.F.S. Sub.

PROJECT NUMBER 92-21

LEAD AGENCY: \_\_\_\_\_

NEGATIVE DEC: \_\_\_\_\_

PUBLIC HEARING: Yes (8-12-92)

DISCUSSION:

Discussion on driveways -

Need letter from Skip

SEND TO ORANGE CO. PLANNING: \_\_\_\_\_

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO ☒

APPROVED \_\_\_\_\_ APPROVED CONDITIONALLY \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DISCUSSION: A.H.F.S. SUBDIVISION (92-21) FORRESTER ROAD

William Norton came before the Board representing this proposal.

MR. PETRO: I went and the others members went at another time so we have all been there. We did not receive anything back from Orange County Planning yet.

MRS. MASON: Yes, we should have, should be in there, look under Department Reviews, little tag on the side.

MR. PETRO: It has come back local determination and Fire was approved on 7-8-92. Go ahead.

MR. NORTON: Basically, what has happened since the last meeting is the Highway Department looked at the three entrances on Forrester Road and did not like three driveways coming out of one spot. So, we decided maybe we'd look at the private road scheme there and the owner of the property between our estimates and everything decided that that would not be feasible economically to build a road with three lots value of these lots are not going to be that high, so we had felt that it would not be an option. We then looked at lot #3 which does have considerable amount of road frontage on Route 207 and we contacted the DOT and we did receive a letter today. Here's a copy of it that says that they have no objection to bringing a driveway onto 207 at that point. Site distance is very good there, there's a nice flat area where it goes, comes out here.

MR. VanLEEuwEN: I'd still prefer to see it a private road, I think it's a lot safer and if you want to know the truth, I think that's the way we should go. That's my feeling.

MR. DUBALDI: Last thing we need is more driveways on 207.

MR. NORTON: Just be a single driveway on 207, it would be 750 feet beyond the intersection of 207 and Forrester Road.

MR. PETRO: Here is comments from Mr. Elgie, Hank,

access to Forrester Road for one and two to avoid conflict lot 3 can access Route 207. Highway work permit will be required for access.

MR. VanLEEuwEN: By the time he gets a highway work permit, it's going to cost him \$2,000.

MR. LANDER: We still have the lot #3 going out to Forrester Road.

MR. NORTON: No, that will be eliminated now so there will only be two driveways, lot line for two will go straight across.

MR. PETRO: Where on the site plan will it access 207?

MR. NORTON: Right along side a utility pole which is at the end of the guardrail, it's right in this flat area.

MR. VanLEEuwEN: Lot 3 is going to be eliminated, one driveway on Forrester?

MR. NORTON: Lot #3 is going to stay the way it is except for this line is going to come straight across so we are going to eliminate this dog leg here and driveway here proposing right here.

MR. DUBALDI: Can you show me, please?

MR. VanLEEuwEN: Three is too much, even two driveways are too much, all you have to do is stub a private road in.

MR. LANDER: What if the applicant had lot 3 coming out onto 207 and then just had private road from these two lots here and take the driveway off that.

MR. PETRO: That is an idea also, have the short private road follow. What we are saying that is why we are using this, we should be using this board also because you're going to have one driveway then 20 foot space and then another driveway.

MR. NORTON: Basically, we are not. Those two driveways now will come right next to each other.

MR. LANDER: When does the fence go in between.

MR. NORTON: The entrance on the road.

MR. VanLEEUEWEN: We can't put a fence up that's it.

MR. PETRO: Follow what we are saying there.

MR. NORTON: What is going to happen, this little strip is going to be eliminated, these two driveways now will be right next to each other. So, physically when you look at it, it will look like one entrance off Forrester Road and two driveways will split out.

MR. PETRO: Why don't you make that a private road coming in for whatever distance you need and take the driveways off of that, you're basically doing the same thing if you're putting two driveways together you'll probably save a little.

MR. NORTON: Developer has to pay for and bring the road up to town specs for that little T, cul-de-sac or whatever you have.

MR. LANDER: Did you in your discussions with the Highway Superintendent discuss that having two driveways coming out there?

MR. NORTON: Well, we discussed the three driveways there and he didn't like three but he didn't have a problem with two.

MR. LANDER: Now that entrance there is going to be how wide, it's going to be probably 30 some feet wide when you put the radius on both sides.

MR. PETRO: Again, what he's saying is that the applicant doesn't have to build it and they are going to put their own driveways in so he has nothing to do with it.

MR. VanLEEUEWEN: I don't like it.

MR. PETRO: Why don't you, can't you put the driveways on the other ends of the lots and not have them so close together?

MR. NORTON: Right there is the best sight distance, it's the only spot really where you can see this both

ways.

MR. VanLEEuwEN: I make a motion we put this up for a public hearing.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion has been made and seconded that A.H.F.S. Realty Corporation is scheduled for a public hearing. Is there any other discussion from the Board members? If not, roll call.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye

MR. PETRO: Let's see what happens at the public hearing with the driveways and see what goes on from there.

MR. VanLEEuwEN: Get a letter from the Highway Superintendent.

MR. PETRO: I think we would be in agreement since the DOT said that the driveway can go onto 207 there's not going to be a real problem for lot #3. Get that letter from Skip Fayo that he doesn't have a problem with it and we'll go from there.

MR. NORTON: Okay, thank you.

## TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550TO Frances Roth 359 Moores Hill Rd DR.  
New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
8/12/92		Planning Board Meeting	75 00	
		Misc - 89	✓ 40 50	
		Windsor Enterprises - 1	✓ 4 50	
		Mt. St. Joseph - 2	✓ 9 00	
		✓ N.W. Golf Club - 5	✓ 22 50	
		✓ Fox Run - 5	✓ 22 50	
12-30		✓ Stewart's - 7	✓ 31 50	
12-21		✓ <del>ARTS</del> - 4	✓ 18 00	
-10		✓ Kermagid - 8	✓ 36 00	
2-11		✓ Park, Drive and Fly - 23	✓ 103 50	
		Superior Auto - 5	✓ 22 50	
		Woodlawn - 1	✓ 4 50	
		Blossom Heights - 1	✓ 4 50	

394.50



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

SEND TO O.C.P.D. #3

SITE VISIT # 3

NEW WINDSOR PLANNING BOARD MEETING  
TOWN HALL

WEDNESDAY, JULY 8, 1992 - 7:30 P.M.

NEXT AGENDA # 8

TENTATIVE AGENDA

TUE 2:00PM MARK MIKE MEET

AT WINDSOR COUNSELING

MYRA CALL THEM ABOUT THIS

Call to Order

Roll Call

Approval of Minutes Dated: Not received

MOBILE HOME PARK REVIEW:

- a. Mt. Airy Mobile Home Park (Rt. 207) Annual Review

PUBLIC HEARING:

- TO RETURN
1. C.P. MANS (PARK & FLY) SITE PLAN (92-11) Rt. 207 (Kennedy)

REGULAR ITEMS:

YES. DEC.

- PROVED SUBJECT 2. DeDominicus Site Plan (92-3) Rt. 300 (Cuomo)

DOT WORK PERMIT.

EAD AGENCY

3. A.H.F.S. Realty Corp. Subdivision (92-21) Forester Rd. (Tarolli)

EAD AGENCY  
JANUARY P/H

4. Anthony's Pier 9 Amended Site Plan (92-26) Rt. 9W (Rosenblum)

YES. DEC.

APPROVED SUBJECT TO O.C.P.D.

Correspondence

Discussion:

YES. DEC.

5. Hilltop (Windsor Crest) Condominiums (Shaw & Landau) Rt. 32

APPROVED

EW PLANS

RETURN TO  
WORK SHOP

6. New Windsor Golf Course Site Plan - Toleman Rd. & Rt. 207 (Esposito & Clark)

TO RETURN  
TH NEW PLAN AND APP.

7. Windsor Counseling Group Site Plan - Rt. 94 (Belinski)

8. Quassaick Fire Co. Site Plan (92-24)

Adjournment

(NEXT MEETING - JULY 22, 1992)

RECEIVED

JUL 6 1992

McGoey, Hauser & Edsall  
Consulting Engineers, P.C.

July 8, 1992

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A.H.F.S. REALTY CORP. SUBDIVISION:

Bill Norton came before the Board representing this proposal.

BY MR. PETRO: I went out there and looked at that. Please state your name.

BY MR. NORTON: Bill Norton, representing Mercurio and Tarolli. We were here last time with a sketch plan that basically showed similar layout as you have before you tonight. Difference being that this is an accurate topo, the driveway entrances if you recall from the last meeting are in the high spot and forrester Road, so as we could get the best sight distance in both directions. The one unique part is that the lot number three is a flag lot, although it does have the legal road frontage along Route 207. We have completed a soil test. The engineer was out there to witness most of the tests and we found them to be satisfactory on all three lots. Beyond that, that is about all there is. I think we satisfied the checklist and all the comments. The only thing I know that is missing are a couple of engineering notes on the sewer system which we didn't have in time to submit. Certainly it will be on the next application.

BY MR. PETRO: Mark, this is going to New York State DOT for what reason? Is there a cut on 207?

BY MR. VAN LEEUWEN: No, it's within 500 feet.

BY MR. EDSALL: No, I think more of a use to let them be aware of it and that I believe it would be nice to know that we are restricting access.

BY MR. PETRO: That is the only reason?

BY MR. EDSALL: I'm not quite sure it has to go.

BY MR. PETRO: It's got to go to County Planning.

BY MR. VAN LEEUWEN: There's a house in here somewheres and I'd like to see it located on the map.

BY MR. NORTON: There's no house on that side of the road.

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BY MR. VAN LEEUWEN: Yes, there is.

BY MR. NORTON: There is a railroad bed which is on the southern end of this property, there is a Central Hudson Gas and Electric Company substation on the northwest side of the property and then there is Forrester Road. There is no buildings at all on the property.

BY MR. VAN LEEUWEN: Where is 207, here then?

BY MR. NORTON: It would be on the bottom of the map.

BY MR. BABCOCK: Where it says lands of Paul Congelosi? I don't know that that's correct, but that's a house location in there.

BY MR. VAN LEEUWEN: A brick house.

BY MR. BABCOCK: Sits down in the hole.

BY MR. NORTON: Congelosi is a separate piece of property which is a railroad bed, if you go across the railroad and up the bank and on the other side.

BY MR. PETRO: This is adjacent to the property but it's not on your property, is that what you're saying?

BY MR. VAN LEEUWEN: I know it's not on your property.

BY MR. NORTON: It's not adjacent, it's on the property being the railroad bed which is a separate parcel. If I can point it out to you.

BY MR. VAN LEEUWEN: I'd like you to show the house and I wanted to know where the septic and the well is on that house.

BY MR. NORTON: We can do it, I just don't really understand what the point of it would be. I mean, I think if you asked the engineer that it would not have any particular effect on this property in the layout that -- there's a tremendous, before that railroad bed here is not like a nice flat area.

BY MR. VAN LEEUWEN: I know, I live up a little further.

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BY MR. NORTON: There is a 15 foot drop and it comes back up again and it's all treed.

BY MR. VAN LEEUWEN: Can you give me a distance of the property line to the house, approximately that should be fairly easy to do.

BY MR. NORTON: Yes.

BY MR. VAN LEEUWEN: It can be within five or ten feet.

BY MR. NORTON: I have to go out there and set the corners so I can roughly tell you where it is.

BY MR. PETRO: Put it on the final map, the distance from the property to the home. I think lead agency is in order.

BY MR. VAN LEEUWEN: I'll so move.

BY MR. SCHIEFER: I'll second it.

BY MR. PETRO: Motion has been made and seconded by Mr. Van Leeuwen and seconded by Mr. Schiefer to take lead agency on the A.H.F.S. Realty minor subdivision.

ROLL CALL:

Mr. Van Leeuwen: Aye.

Mr. Schiefer: Aye.

Mr. Lander: Aye.

Mr. Dubaldi: Aye.

Mr. Petro: Aye.

BY MR. VAN LEEUWEN: Who owns this property, not H.F.S. Realty but the actual owners?

BY MR. NORTON: I believe it's four brothers and that is what the lettering stands for. We're dealing with a gentleman by the name of Francis McDowell.

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BY MR. PETRO: Also, on the 7/8/92 fire has been approved. How about public hearing fellas, anybody have any comments on that?

BY MR. VAN LEEUWEN: I don't want to say any more until I see where the house is located. I have a reason.

BY Mr. LANDER: I haven't seen this yet.

BY MR. PETRO: We have seen the plan but you haven't seen the site.

BY MR. LANDER: I haven't seen this plan, it's my first time.

BY MR. VAN LEEUWEN: Both of us have been absent.

BY MR. DUBALDI: I want to see the standing water, is it a fish pond?

BY MR. NORTON: It's definitely a pond, it's a very shallow pond and I have a stone wall that runs through the middle of it, you can physically see the stone wall, the lands of Central Hudson kind of rises up there and it just is a where the bedrock comes right close to the ground it collects water.

BY MR. LANDER: Have you done perks on this yet?

BY MR. NORTON: Yes.

BY MR. PETRO: Is it far enough to get a map to Orange County Planning, once he puts the house on it?

BY MR. LANDER: Are the perks on this sheet here?

BY MR. EDSALL: Sheet two.

BY MR. PETRO: I think they can do that, I think it's far enough developed. I don't see any major changes. Do you, Hank?

BY MR. VAN LEEUWEN: No.

BY MR. PETRO: We'll take a look and decide if we need a public hearing. Let's get it to Orange County Planning, DOT and get moving on it.

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BY MR. BABCOCK: Orange County Planning we'll take care of, DOT you take care of.

BY MR. NORTON: That's just --

BY MR. EDSALL: Forward it to Don Green. One of the comments I had was to clearly indicate that Lot 3 is restricted from accessing 207 directly. You may want to let Don Green know that.

BY MR. NORTON: Separate note to that effect on the map.

BY MR. LANDER: Why is that?

BY MR. EDSALL: Safety, legally Lot 3, although it was referred to as a flag lot is really conventional lot that we are providing a spur for access directly to Forrester. It's more because there is a high point on Forrester, that seems to be a good access point as compared to having another residence driveway cut out on 207 and the applicant feels that was a safe location for access and I think at the last meeting the Board concurred that that would be preferable.

BY Mr. BABCOCK: Mr. Chairman, I feel the applicant should contact the highway superintendent as far as the locations of driveways, make sure that there's no problem in the future. We do not have, as of today we do not have a reply back from him. Maybe you want to check with the highway superintendent.

BY MR. NORTON: Is he aware of the plan?

BY MR. BABCOCK: Yes, he is.

BY MR. PETRO: Ask him to get a move on and comment back to the Planning Board.

BY MR. LANDER: What is the width of the Forrester, this road here?

BY MR. NORTON: 20 feet wide.

BY MR. EDSALL: At the May 27 meeting, we looked at that and the grades when you go out there, when you go out there and look at it, really wasn't conducive to trying to cut out onto 207 and 207 isn't the

July 8, 1992

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safest road to have a lot of driveways and where they show it seems to be a real good location for some driveways to come out so although they have legal frontage and they didn't need to put the spur on it's more of a safety issue.

BY MR. PETRO: Also I think it would be a good idea to go to Stewart Airport and maybe make sure that the property is not in a flight pattern because it's on the western end. I don't know how far away from MTA property it is.

BY MR. BABCOCK: MTA is right across the street. They could give you something saying they have no objections.

BY MR. PETRO: Just get a letter, he'll have all the maps he has them right in his office. We'll get it sent to Orange County Planning for reply. Mike, do you have this on a site visit?

BY MR. BABCOCK: Yes.

BY MR. NORTON: Are we going to have a public hearing?

BY MR. PETRO: It will probably be waived. We probably won't unless we get out there and it's very congested area. To my recollection looks like there's one house out there.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: AHFS REALTY MINOR SUBDIVISION  
PROJECT LOCATION: FORESTER ROAD AND NYS ROUTE 207  
SECTION 51-BLOCK 1-LOT 90.222  
PROJECT NUMBER: 92-21  
DATE: 8 JULY 1992  
DESCRIPTION: THE APPLICANTS HAVE SUBMITTED A PLAN FOR THE  
SUBDIVISION OF A 6 +/- ACRE PARCEL INTO THREE (3)  
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS  
REVIEWED AT THE 27 MAY 1992 PLANNING BOARD  
MEETING.

1. As previously noted, the subdivision layout appears to comply with the minimum bulk requirements for the R-1 Zone.

As the Board may recall, due to the particular characteristics of this parcel and the difficulty of safe access to certain areas of Forester Road and the State highway, the subdivision configuration as currently proposed (with three adjoining driveways at the high point of Forester Road) was developed. I continue to recommend this as a good planning approach to the site's physical difficulties.

2. The Board should be advised that on 17 June 1992 representatives of our office witnessed the Applicant's professionals performing percolation tests and deep pit observations. The Applicant's Engineer has indicated the testing results on Sheet 2 of the subdivision plans. As well, the design of each system is indicated on Sheet 2, with the system depicted on Sheet 1. The system designs appear acceptable based on State requirements and the testing results indicated.

On the final plan, the standard New Windsor comments should be added (I have already coordinated this item with the Applicant's Engineer).

3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

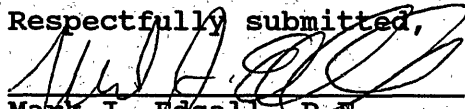
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: AHFS REALTY MINOR SUBDIVISION  
PROJECT LOCATION: FORESTER ROAD AND NYS ROUTE 207  
SECTION 51-BLOCK 1-LOT 90.222  
PROJECT NUMBER: 92-21  
DATE: 8 JULY 1992

4. Submittal of this plan/application to the New York State Department of Transportation and Orange County Planning Department will be required.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:AHFS2.mk

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Moares Hill Rd DR.  
New Windsor NY 12553

DATE			CLAIMED	ALLOWED
7/8/92	Planning Board		75.00	
	Misc 01	4.50		
	Mt. Airy - 1	4.50		
	CP Mows - 42	189.00		
	DeDominicus - 6	27.00		
92-21	AHS - 6	27.00		
	Anthony's - 4	18.00		
	Hilltop - 14	63.00		
	New Windsor - Golf Course - 5	22.50		
	Windsor Counseling - 7	31.50		
	Quassack Fire - 4	18.00		
			480.00	

6/23/92, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Moores Hill DR.  
New Windsor NY 12553

DATE			CLAIMED	ALLOWED
5/27/92		Planning Board Meeting	75 00	
		Misc. - 2		
2-3		Dedominicus - 7 pgs 31.50		
2-21		A.H.F.S. - 3 13.50		
10-31		C&R - 6 27.00		
12-24		N.W. Fire House - 14 63.00		
		Quality Homes - 2 9.00		
2-25		Mt. St. Joseph - 4 18.00		
		Stewart's - 3 13.50		
			184 50	
			259 50	

May 27, 1992

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A.H.F.S. REALTY SUBDIVISION:

Mr. Bill Norton of Mercurio, Norton and Tarolli came before the Board representing this proposal.

BY MR. NORTON: This is a sketch plan for the three lot subdivision of a parcel on Forrester Road near the intersection of New York State Route 207. We are planning a three lot subdivision of the three lots most of them will be around obviously two acres. We have done some preliminary test holes out there and it seems like it will work. We finished surveying work on it and we are trying to determine where the best location to have the driveways are at this point and other than that, we are looking for your grace so we can continue with the preliminary plan.

BY MR. SCHIEFER: Lot 2 has frontage on 207?

BY MR. NORTON: Yes, it would.

BY MR. SCHIEFER: That 150 foot section there?

BY MR. NORTON: Yes, it is right alongside where the railroad used to cross 207 at that point.

BY MR. DUBALDI: How many feet is the driveway going to be for lot 2?

BY MR. NORTON: The depth of the driveway back there?

BY MR. DUBALDI: Yes.

BY MR. NORTON: This lot layout is not cut in stone, but we are looking at about, well, it goes back 200 feet to the corner there behind lot 3, so it would be --

BY MR. PETRO: Can you explain, what is the purpose of the flag lot there? Obviously, you don't want to do a curb cut.

BY MR. NORTON: We sent some pictures to the Board as well. If you're familiar with that road, as you drive the northwesterly direction, there is kind of a knob there that was created by what appears to be a shale type bedrock outcrop and the road just kind of follows the natural contour of the land. So, that high spot there is bad sight distance in both

directions on the entire piece of property. There are some pictures that also indicate that a driveway entrance may be possible on the southeasterly end of lot 3. Pictures indicate that.

BY MR. PETRO: Mark, what did you feel about the flag lot there?

BY MR. EDSALL: Well, to be honest with you, we normally don't recommend that such a configuration be used in the subdivision. But given the particular location of this project, being on a corner of Forrester and 207, and 207 being 55 mile an hour area, we felt it better that the driveway locations be concentrated on Forrester, as far from the state highway intersection as possible. They came back indicating that this was a reasonable sight visibility location where they show it and as such they are gaining frontage on the highway, the state highway, but providing a much safer location for access. I see no problem with it. I think it's good planning to try and get the number of cuts onto the highway limited. Again, this is something we agreed with them and during the workshop I think your input is essential right now.

BY MR. SCHIEFER: Normally I don't like flag lots but if there is that kind of reason, I'm not going to go against it.

BY MR. EDSALL: Flag lot is when you have limited frontage in this case we have plenty of frontage, but we are effectively, similar to the Pena Subdivision where they gained frontage but we said we'd rather not have you access where you have your frontage, we'd rather you have alternate access and this is a similar situation.

BY MR. PETRO: Looks like you're going to have both driveways parallel to each other right in the same corner.

BY MR. NORTON: Basically common entrance and separate driveways as it goes along.

BY MR. PETRO: How about lot 1?

BY MR. NORTON: Lot 1 and 2 actually would be side by side and the proposed driveways show on lot 3 you may

May 27, 1992

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end up pulling down towards 207 more. As you see, there's two rock outcrops that indicate on the southeasterly portion of lot 3 and it appears that there would be enough sight distance at that point to pull a driveway between those two rock outcrops there, so preliminarily map will indicate that, along with the sight distances.

BY MR. EDSALL: Review from the highway superintendent is going to be needed obviously, but before we meet with Skip, we wanted to find out if the Board was strongly opposed to this type of configuration. If you do, there's no sense of us going out to the site.

BY MR. PETRO: The consensus we do not oppose it and I'd proceed under that assumption.

BY MR. SCHIEFER: I'd normally oppose it but not under these conditions.

BY MR. EDSALL: We'll refer it to the highway superintendent for him to just check these locations.

BY MR. BABCOCK: We ought to put this on the list for a site visit.

BY MR. SCHIEFER: That will probably explain it better.

BY MR. NORTON: This is just a sketch plan. We have done some soil tests and had good luck on some and bedrock on others, but they are workable.

BY MR. EDSALL: For this, since it's not going to the County, I'd suggest that someone from the town or someone from our office given the number of rock outcrops, we don't have another problem as in some Twin Arch properties that we witnessed some of the deep tests.

BY MR. PETRO: Any other comments? We have conceptual agreement here. Thank you.

STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
112 DICKSON STREET  
NEWBURGH, NY 12550

Albert J. Bauman  
Regional Director

Franklin E. White  
Commissioner

August 3, 1992

Town of New Windsor  
Planning Board  
555 Union Ave  
New Windsor, N.Y. 12553

RE: SUBDIVISION MAP  
A.H.F.S. REALTY CORP.  
RT. 207 & FORESTER ROAD

Dear Sir:

We have reviewed this matter and please find our comments checked below:

- ☒ A Highway Work Permit will be required.
- ☒ No Objection
- ☐ Need additional information ☐ Traffic Study  
☐ Drainage Study
- ☐ To be reviewed by Regional Office
- ☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Access to be onto Forester Road for lots 1 and 2. To avoid conflict lot #3 can access Rt. 207. A Highway Work Permit will be required for this access.

Very truly yours,

*W. Elgee*

William Elgee  
C.E. I Permits  
Orange & Ulster County

WE:rh  
File: 226

PERM 42m (12/91)

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION

8-92-0610

HIGHWAY WORK PERMIT

For PB

Permit Fee: \$ 15.00  
Insurance Fee: \$ 40.00  
Total Received: \$ 55.00  
Check or M. O. No.: 1029  
Liability Insurance: Policy No.: N/A  
Disability Benefit Coverage: Policy No.: N/A  
Permit No.: 08-92-0610  
Project Identification No.:  
Estimated Completion Date: 08/30/93  
SH No.: 153  
Deposit Rec. for \$: 100.00  
Check or M.O. No.: 0007174  
Dated: 08/20/92  
Permittee: Estimated Cost of Work Performed in the State Right-of-Way \$: 0.00  
A.H.F.S. REALTY CORP.  
POB 169  
WHITE LAKE, NY 12786  
att: F. MAC DOWEL  
Chargeable to Bond No.:  
or Undertaking on File: (\$ 0.00)  
Workers' Compensation Policy No.: N/A

Billing Address: (Complete if different from above)

Return of Deposit Made Payable to: (Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law permission is hereby granted to the permittee to:

CONST. DRIVEWAY ENTRANCE ONTO STATE HIGHWAY FOR PRIVATE HOME, LOT #3. ALL DRAINAGE TO BE MAINTAINED.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFLECTIVE SAFETY VEST.

HIGH VISIBILITY APPAREL (ORANGE)

County — ORANGE

Municipality — NEW WINDSOR

Route # — 207

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at: **POUGHKEEPSIE, N.Y.**  
Date Signed: **08/31/92**



Commissioner of Transportation

By:

*M. J. Mignogna*  
**MICHAEL J. MIGNOGNA**

This permit, with application and drawing (or copies thereof) **shall** be placed in the hands of the contractor before any work begins.

**NOTICE:** Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,

**WILLIAM BAIN**  
**(914) 562-4020**

**112 DICKSON STREET**  
**NEWBURGH, NEW YORK 12550**

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this Permit was completed on \_\_\_\_\_  
DATE

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate, is requested.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PERMITTEE

\_\_\_\_\_  
AUTHORIZED AGENT (If Any)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted **(Reverse side of this form must be completed).**

\_\_\_\_\_  
DATE

\_\_\_\_\_  
RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

To: **HIGHWAY PERMIT SECTION:**

- ☐ Refund of Deposit on this Permit is authorized.
- ☐ Return of Bond furnished for this Permit is authorized.
- ☐ Amount charged against Blanket Bond for this permit may be cancelled.
- ☐ Retain Bond for future permits.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department or agency, and his or its successors in interest, shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the terms and conditions of the work permit.

AUG 20 1992  
92-21

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~ HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_  
ANFS REALTY has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

*John E. [Signature]*  
SANITARY SUPERINTENDENT

8-24-92

DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 26 August 1992  
SUBJECT: AHFS Realty Corp.

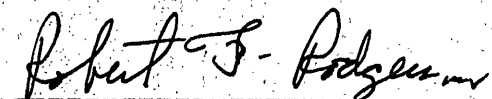
PLANNING BOARD REFERENCE NUMBER: PB-92-21  
DATED: 20 August 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-046

A review of the above referenced subject site plan was conducted on 24 August 1992.

This site plan is acceptable.

PLANS DATED: 18 August 1992; Revision 3.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

92-21

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision A.W.F.S. Realty Corp. as submitted by  
Mercurio/Martin/Torres for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fred Taylor  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

9/18/92  
DATE

8-21-92

AUG 20 1992

92-21

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~ SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Mercurio-Norton-Twoli for the building or subdivision of

AHFS Realty has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~

There is no water in this area

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. Davis

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

7-9-92

JUN 26 1992

92- 21  
Rev 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Mercurio-Norton-Totoli for the building or subdivision of  
A.H.F.S. realty has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Stan D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

JUN 26 1992

92-21  
Rev 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision A.H.F. S. Realty as submitted by  
William Malone for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved ☒ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

Drum wrap are too  
close together, dangerous.

Fred S. [Signature]  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

July 14 1992  
DATE



MARY McPHILLIPS  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON Commissioner  
VINCENT HAMMOND Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 21 92 N  
Applicant A.H.F.S. Realty County I.D. No. 51 / 1 / 90.222

Proposed Action: Subdivision - 3 lots  
State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Rte. 207  
Comments: There are no significant Inter-community or Countywide concerns to bring to your attention.

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination XX Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

7/20/92

Date

*Peter Garrison*

Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-21

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date \_\_\_\_\_

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name A.H.F.S. Realty

Address P.O. Box 169 - White Lake, N.Y. 12786

3. Applicant\*: Name \_\_\_\_\_

Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: Forester Rd. - S.W. Side - At Intersection of Rt. 208  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 51 Block 1 Lot 90.222

Present Zoning District R-1 Size of Parcel 6 Acres ±

5. Type of Review:

Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_

Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units 3 Lots

Site Plan: Use \_\_\_\_\_

7/10/92  
Date

Mary Mason, Secy for the P.B.  
Signature and Title

NEW YORK STATE  
DEPARTMENT OF TRANSPORTATION

1035 First Street  
Stewart International Airport  
New Windsor, New York 12553  
(914) 564-2100  
(914) 564-1325 Fax



July 20, 1992

Mr. John Tarolli  
Mercurio, Norton & Tarolli  
P.O. Box 166  
Pine Bush, New York 12566

Dear Mr. Tarolli:

Thank you for the information you provided regarding your plans for subdividing your property at the intersection of Forrester Road and State Route 107.

After review, we have determined that the proposal has no impact on the current or anticipated uses of the Stewart Property in that area.

It is important to note, and to make potential buyers aware, that these parcels are within aircraft approach and departure corridors associated with Stewart International Airport.

Sincerely,

  
James P. McGuinness  
Airport Director

JPM/cw  
K72TAR

cc: Town of New Windsor Planning Board  
Orange County Planning Department



1035 First Street  
New Windsor, NY 12553  
Tel. 914-564-7200  
Fax 914-564-1325

M E M O R A N D U M

TO: Jim McGuinness  
FROM: Steve Finkle *SUF*  
DATE: July 15, 1992  
RE: ATTACHED REQUEST FROM JOHN TAROLLI

-----  
As I mentioned to you, John Tarolli owns acreage on the north side of Rt. 207 and the west side of Forrester Road, and is seeking to have the parcel subdivided for residential use. As this site is across Forrester from DOT property, the New Windsor Planning Board is asking Tarolli to solicit input from Stewart.

As far as I can see, his subdivision and subsequent residential development of that property would have no direct impact on the DOT property. I took the liberty to draft a response for your consideration, and if you concur, it should go out over your signature as DOT Airport Director.

Please let me know if you have any suggestions or need additional information.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 8 July 1992

SUBJECT: A.H.F.S. Realty Corp. Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-92-21

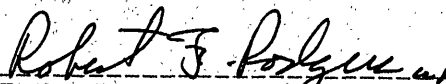
DATED: 26 June 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-038

A review of the above referenced subject subdivision plan was conducted on 6 July 1992.

This subdivision plan is approved.

PLANS DATED: 17 June 1992; Revision 1.

  
Robert F. Rodgers, CCA  
Fire Inspector

RFR:mr  
Att.

MAY 1 1992

92- 21

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval A.H.F.S. Realty Corp  
Subdivision \_\_\_\_\_ as submitted by  
Taralli for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved ✓

If disapproved, please list reason

Would like to see  
detail on two driveway (together) not a good idea

Fred [Signature]  
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/15/92  
DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: AHFS REALTY MINOR SUBDIVISION  
PROJECT LOCATION: FORESTER ROAD AND NYS ROUTE 207  
SECTION 51-BLOCK 1-LOT 90.222  
PROJECT NUMBER: 92-21  
DATE: 27 MAY 1992  
DESCRIPTION: THE APPLICANTS HAVE SUBMITTED A PLAN FOR THE  
SUBDIVISION OF A 6 +/- ACRE PARCEL INTO THREE (3)  
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS  
REVIEWED ON A CONCEPT BASIS ONLY.

1. The subdivision layout appears to comply with the minimum bulk requirements for the R-1 Zone.

It should be noted that the layout of the subdivision, as discussed during the Technical Work Session, is based on access being provided to Forester Road, and restricted to NYS Route 207. It should be noted, however, that proposed Lot 2 takes benefit of frontage from Route 207, notwithstanding the restriction for access directly to same.

This restriction regarding access to NYS Route 207 was discussed, in concept, at the Workshop Session. The Board should review this issue to determine if they concur with same, and if so, should discuss appropriate restrictions in the form of restrictive covenants in the deeds, with the Applicant.

2. The Applicant has indicated test pits on the property. At this time I have not received the results of these test pits; however, given the indication of a high degree of rock outcrops, I will be concerned regarding the design of sanitary disposal systems for each proposed lot.
3. Given the location of the property and the possible restrictions regarding driveway access, the Board should consider a field review of this application/parcel.

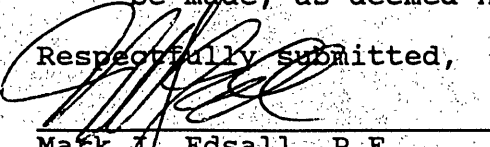
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: AHFS REALTY MINOR SUBDIVISION  
PROJECT LOCATION: FORESTER ROAD AND NYS ROUTE 207  
SECTION 51-BLOCK 1-LOT 90.222  
PROJECT NUMBER: 92-21  
DATE: 27 MAY 1992

4. Submittal of this plan/application to the New York State Department of Transportation and Orange County Planning Department will be required.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:AHFS.mk

5-12-92

92- 21

MAY 11 1992

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

John Tarolli \_\_\_\_\_ for the building or subdivision of  
GABS Realty Corp. \_\_\_\_\_ has been

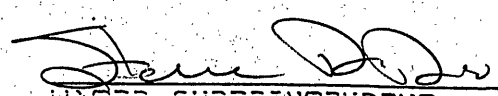
reviewed by me and is approved. ☒

~~disapproved~~ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

  
\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 13 May 1992

SUBJECT: A.H.F.S., Realty Corp, Sketch Plan

PLANNING BOARD REFERENCE NUMBER: PB-92-21

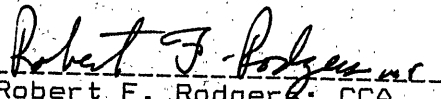
DATED: 11 May 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-030

A review of the above referenced subject sketch plan was conducted on 12 May 1992.

This sketch plan is acceptable.

PLANS DATED: 5 May 1992; Revision 1.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

✓



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

92 - 21

☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640

☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B # 92 - 21

WORK SESSION DATE:

5 May 1992

APPLICANT RESUB.  
REQUIRED:

Full

REAPPEARANCE AT W/S REQUESTED:

Not  
now

PROJECT NAME:

A.H.F.S. Realty

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

John Taralli ; Frances MacDowell

MUNIC REPS PRESENT: BLDG INSP.

X

FIRE INSP.

X

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

3 lot sub 51-1-90.22

Corner Forester Rd & 207

R-1 -

• Possible deed restriction access to Rt 207

• Sight dist @ Forester

Add Max Bldg Ht. ; Min Liv. 1200 sq ft. ; Drvt Cvg 10%

Probably for Mtg of 5/27/92

4MJ91 pbwsform

92-21

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project A.H.F.S. REALTY SUBDIVISION
2. Name of Applicant A.H.F.S. REALTY Phone 895-3736  
Address P.O. BOX 169 WHITE LAKE NY 12786  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record (SAME) Phone (SAME)  
Address "  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan JOHN TAROLI <sup>PE/LS</sup> Phone 744-3620  
Address P.O. BOX 166 PINE BUSH NY 12566  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney JOHN WADLIN Phone 331-4100  
Address 255 FAIR ST. KINGSTON NY 12401  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting JOHN TAROLI Phone 744-3620  
(Name)
7. Location: On the SOUTHWEST side of FORESTER ROAD  
0 feet NORTHWEST OF INTERSECTION  
of NY 5 RT 208  
(Street) (Direction)
8. Acreage of Parcel ± 6 AC. 9. Zoning District R-1
10. Tax Map Designation: Section 51 Block 1 Lot 90.222
11. This application is for 3 LOT SUBDIVISION

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership (NONE)  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Francis M. MacDowell being duly sworn, deposes and says that he resides at P.O. Box 171 in the County of Sullivan and State of N.Y. and that he is (the owner in fee) of AIFFS Realty Corp. Secretary (Official Title) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Francis M. MacDowell to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Francis M. MacDowell  
(Owner's Signature)

22<sup>nd</sup> day of April 1989

(Applicant's Signature)

Carol K. Kling  
Notary Public

Secretary  
(Title)

CAROL K. KLING  
Notary Public, State of New York  
No. 4794121  
Residing in Ulster County  
Commission Expires 2-28-94

PROJECT I.D. NUMBER

617.21  
Appendix C

92-21

MAY 1 1 1992

SEQR

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR AHFS REALTY CORP.	2. PROJECT NAME AHFS REALTY CORP. SUBD.
3. PROJECT LOCATION: Municipality NEW WINDSOR (T) County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) NORTHWEST OF INTERSECTION OF FORESTER ROAD & NYS RT 207 ± GAC.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 3 LOT SUBDIVISION.	
7. AMOUNT OF LAND AFFECTED: Initially 6 acres Ultimately 6 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: AIRPORT / UTILITIES / RESIDENTIAL	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: AHFS REALTY CORP.	Date: 5/5/92
Signature: J. Taralli PE/LS Project Engr.	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER  
1

MERCURIO, NORTON & TARALLI  
 LAND SURVEYING-ENGINEERING  
 P.O. BOX 166  
 PINE BUSH, NEW YORK 12566

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> <b>C1.</b> Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:          <b>C2.</b> Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:          <b>C3.</b> Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:          <b>C4.</b> A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:          <b>C5.</b> Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:          <b>C6.</b> Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:          <b>C7.</b> Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:          	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly          	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____	
Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
_____	
Date	

92-21

X

## PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

FRANCIS M. Mac Dowell., deposes and says that he  
resides at P.O. Box 169 WHITE LAKE, NY 12786  
(Owner's Address)

in the County of SULLIVAN  
and State of NY

and that he is the <sup>SECTY OF AHFS REALTY CORP.</sup> owner in fee of AHFS REALTY  
SUBDIVISION 51-1-90.222

which is the premises described in the foregoing application and  
that he has authorized JOHN TAROLLI OR WILLIAM NORTON  
& MERCURIO - NORTON TAROLLI  
to make the foregoing application as described therein.

Date: 4-22-92

Francis M. Mac Dowell  
(Owner's Signature)

Carol K. Kling  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☐ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☐ Surveyor's seal and signature.

\*If applicable.

ZSL Lines  
SIGHT DISTANCES

*Prel. Plan*

13. ✓ Name of adjoining owners.

14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.

\*15. N/A Flood land boundaries.

*Prel. Plan*

16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

*Prel. Plan*

17. ✓ Final metes and bounds.

18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.

19. ✓ Include existing or proposed easements.

20. ✓ Right-of-Way widths.

21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).

22. ✓ Lot area (in square feet for each lot less than 2 acres).

23. ✓ Number the lots including residual lot.

24. ✓ Show any existing waterways.

\*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.

26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.

27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).

28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

Prel. Plan

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N/A Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. MA Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

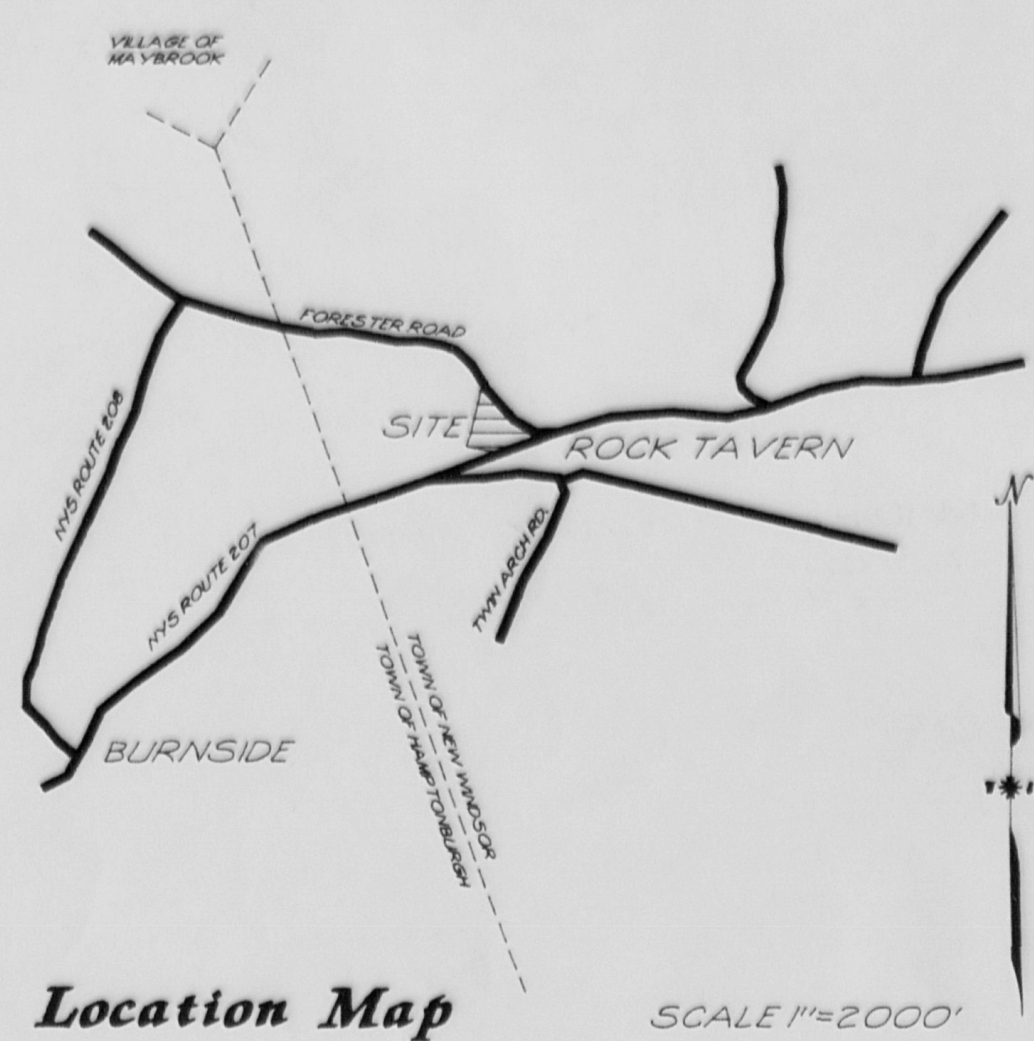
PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *[Signature]* DE/LS  
Licensed Professional

Date: 5/5/92

6/5/92



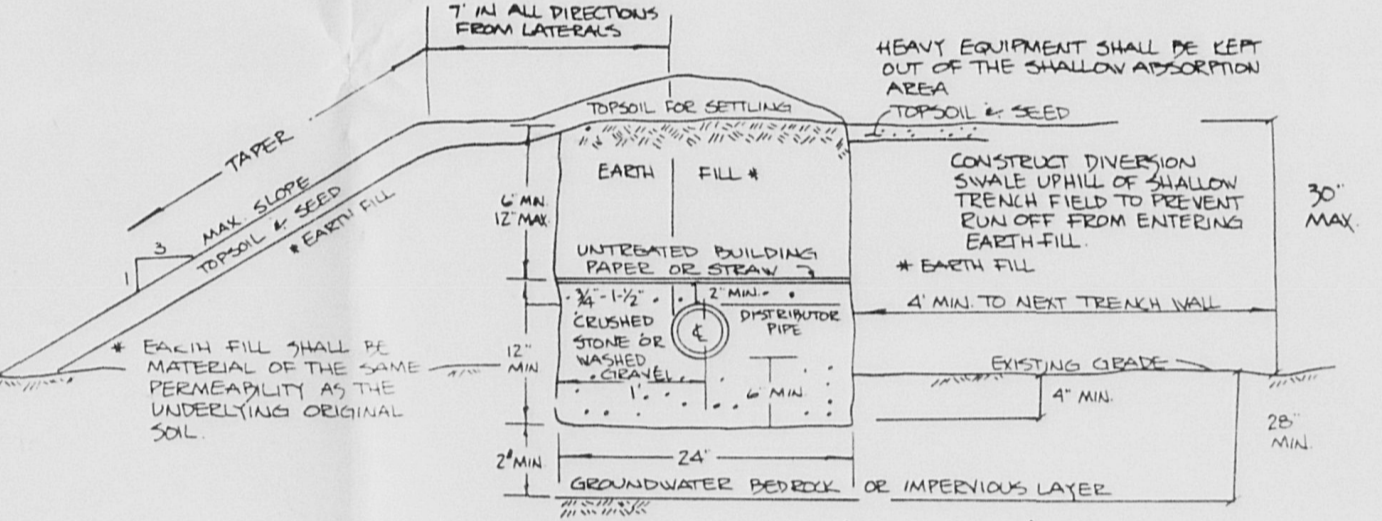
- Notes:**
- 1) SUBJECT TO ANY FACTS AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT, MAY REVEAL.
  - 2) SIGHT DISTANCE INFORMATION:  
 FROM LOT 2 LOOKING SOUTHEAST: 320' (TREES AND BRUSH MUST BE CLEARED)  
 FROM LOT 2 LOOKING NORTHWEST: 700' (TREES AND BRUSH MUST BE CLEARED)  
 FROM LOT 1 LOOKING SOUTHEAST: 370' (TREES AND BRUSH MUST BE CLEARED)  
 FROM LOT 1 LOOKING NORTHWEST: 7675' (TREES AND BRUSH MUST BE CLEARED)  
 FROM LOT 3 LOOKING WEST: 478' (TRIM ROADSIDE BRUSH)  
 FROM LOT 3 LOOKING EAST: 7800' (TRIM ROADSIDE BRUSH)
  - 3) SEWER SYSTEM NOTES:  
 A) ALL SANITARY SEWAGE DISPOSAL SYSTEMS AND WELL LOCATIONS SHALL BE DESIGNED BY A N.Y. LICENSED DESIGN PROFESSIONAL AND SUBMITTED TO THE TOWN OF NEW WINDSOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.  
 B) THE SANITARY SYSTEM AND WELL LOCATION SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED TO THE TOWN OF NEW WINDSOR AS TO CONFORMANCE TO DESIGN BY THE DESIGN PROFESSIONAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - 4) LOTS 1, 2 AND 3 ARE WITHIN AIRCRAFT APPROACH AND DEPARTURE CORRIDORS ASSOCIATED WITH STEWART INTERNATIONAL AIRPORT.



- Legend**
- PROPERTY LINE & CORNER
  - SET 5/8" IRON ROD AT PROPERTY CORNER
  - UTILITY LINE AND POLE
  - ADJOINERS PROPERTY LINE
  - LIBER OF DEEDS, PAGE
  - TAX MAP DESIGNATION
  - STONE WALL
  - WATERCOURSE / DITCH & DIRECTION OF FLOW
  - EXISTING CULVERT & SIZE
  - PROPOSED CULVERT & SIZE
  - EXISTING CONTOUR LINE (ASSUMED DATUM)
  - PROPOSED CONTOUR LINE
  - ZONING MIN. SETBACK LINE
  - PROPOSED 4" DIA. PERFORATED PVC SEWER DISTRIBUTOR PIPE
  - PROPOSED 4" DIA. PERFORATED PVC DISTRIBUTOR PIPE FOR SEWER EXPANSION AREA
  - PROPOSED SEPTIC TANK & 4" DIA. SOLID WALL PVC SDR35 PIPE
  - PROPOSED DISTRIBUTION BOX & 4" DIA. SOLID WALL PVC SDR35 PIPE
  - SOIL TEST LOCATION & NUMBER
  - PROPOSED DRIVE
  - PROPOSED HOUSE LOCATION
  - PROPOSED WELL LOCATION
  - SHALLOW ABSORPTION TRENCH SEWER SYSTEM

**R-1 (Rural Residential)**  
( SINGLE FAMILY DWELLING )

	REQUIRED	PROPOSED
AREA	43,560 SF (MIN.)	70,443
WIDTH	12.5' (MIN.)	118.0'
YARDS		
FRONT	45' (MIN.)	110.3'
SIDE	20' / 40' (MIN.)	50' / 113.4'
REAR	50' (MIN.)	53'
STREET FRONTAGE	70' (MIN.)	142'
MAX. BLDG. HEIGHT	35'	
MIN. LIVING AREA	1200 SF	
DEVELOPMENT COVERAGE	10% MAX.	



absorption trench detail  
 slope cross-sectional view  
 shallow absorption trench system (S.A.T.)

SUBDIVISION APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON NOV 20 1992  
 BY RONALD L. LANDER  
 SECRETARY  
 PLANNING BOARD SIGNATURE

Total Area = 6.224 Acres

**Survey & Subdivision Map  
 of Lands of  
 A.H.F.S. Realty Corp.**

DEED REFERENCE: LIBER 2048, PAGE 649 A PORTION THEREOF  
 TAX MAP REFERENCE: SECTION 51, BLOCK 1, LOT 90.222

**Situate in the Town of New Windsor  
 Orange County, New York State**

Scale 1"= 50' May 1992

Prepared by:  
**MERCURIO-NORTON-TAROLLI**  
 Land Surveying-Engineering P.C.

P.O. BOX 166  
 75 MAIN STREET  
 PINE BUSH, N.Y. 12566  
 TEL 914-744-3620  
 FAX 914-744-3805

**N.Y. S. Route 207**

**Owner's Endorsement**  
 I HAVE REVIEWED THIS PLAN AND I HEREBY GRANT MY APPROVAL OF THIS PLAN AND HEREBY CONSENT TO ITS FILING WITH THE ORANGE COUNTY CLERK'S OFFICE.

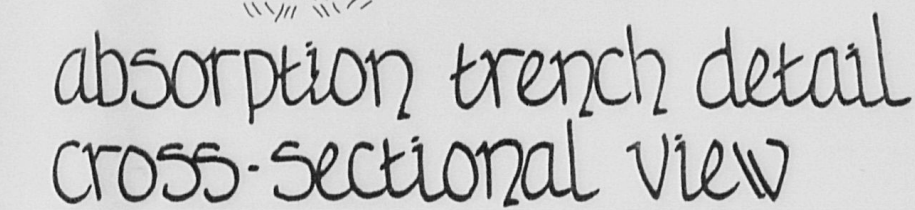
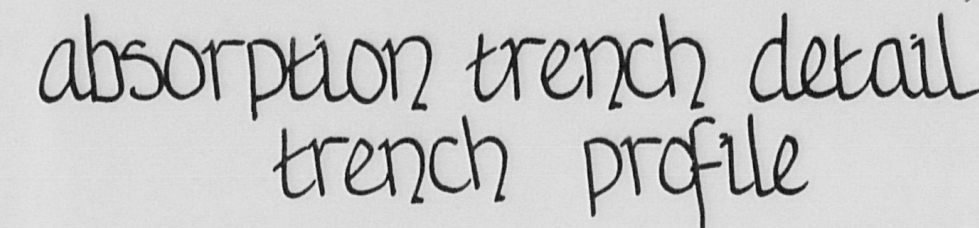
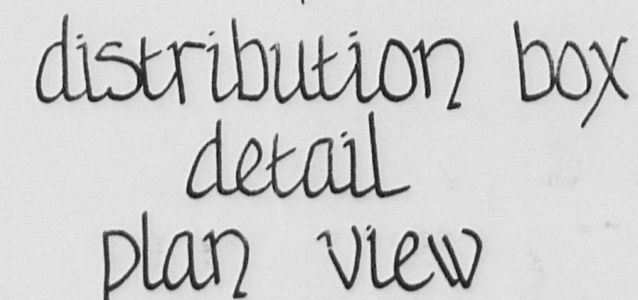
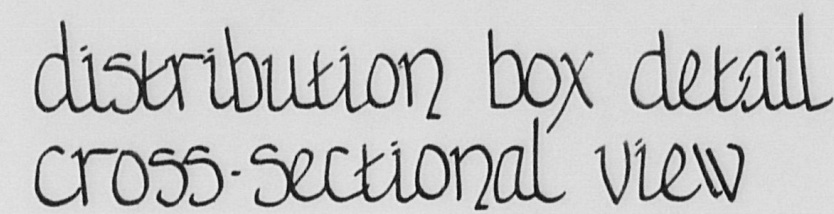
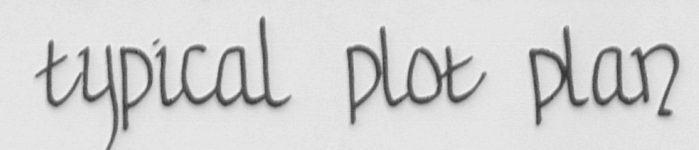
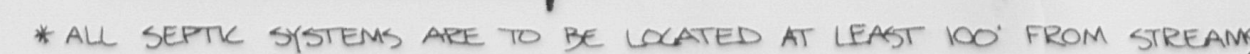
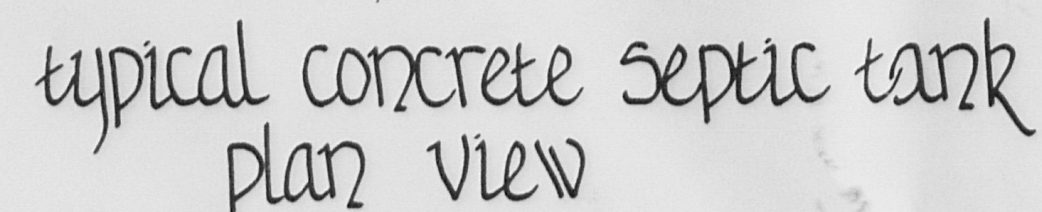
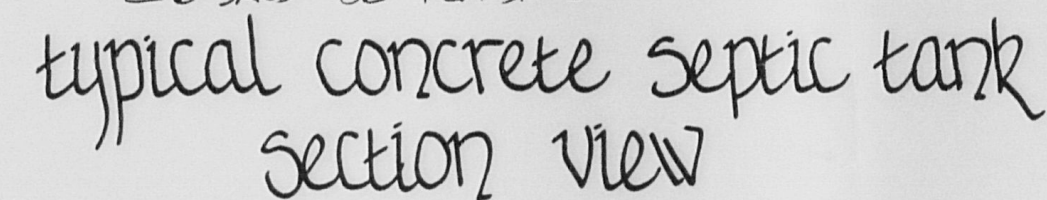
OWNER'S SIGNATURE: *John M. Tarolli*  
 TITLE: SECRETARY

I HEREBY CERTIFY THAT EACH PROPOSED SEWER SYSTEM & WATER FACILITY SHOWN ON THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AND FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL, SOIL AND SITE CONDITIONS FOUND UPON EACH LOT AT THE LOCATION SHOWN. THE INSTALLATION OF EACH PROPOSED SEWER SYSTEM & WATER FACILITY SHALL BE IN ACCORDANCE WITH THE DESIGN SHOWN & AT THE LOCATION SHOWN. ANY REVISIONS, THEREOF, SHALL BE APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.

WILLIAM M. NORTON  
 L.S. # 49480

JOHN TAROLLI  
 P.E. # 58875

"Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's embossed seal is a violation of Section 1208, Subdivision 2, of the New York State Education Law."  
 "Only copies from the original tracing of this survey map marked with the Land Surveyor's embossed seal shall be considered valid, true copies."  
 "Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Land Surveyors Association. Subsequent alterations shall run only to those named individuals and/or institutions for whom the survey was prepared or institutions are not transferable to additional individuals, institutions, their successors and/or assigns, or subsequent owners."



(SEE SHEET 1 OF 2 FOR SHALLOW  
ABSORPTION TRENCH DETAIL)

LOT NO	STABILIZER RATE (MIN)	NO BEDROOMS	LENGTH OF ABSORPTION TRENCH	SEPTIC TANK SIZE (GALLONS)
1	6	3/4	195LF / 260LF (230 LF SHOWN)	1000 / 1250
2	3	3/4	217 LF / 210 LF (200 LF SHOWN) *	1000 / 1250
3	7	3/4	195 LF / 260 LF (260 LF SHOWN)	1000 / 1250

\* SHALLOW ABUTMENT TRENCH; SEE SHEET 1 OF 2 FOR DETAIL

Notes:

- 1) PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
- 2) FOUR (4") INCH OUTLET PIPES LEAVE BOX AT SAME LEVEL ON A SLOPE OF A MINIMUM OF  $1/8$  PER FT. TO A DISTRIBUTOR LATERAL.
- 3) SEWAGE DISPOSAL SYSTEMS LOCATED OF NECESSITY UPGRADE IN THE GENERAL PATH OF DRAINAGE TO A WELL SHOULD BE SPACED 200' OR MORE AWAY.
- 4) NO DRIVEWAY, ROADWAY OR PARKING AREA IS TO BE CONSTRUCTED OVER ANY PORTION OF THE SEWER SYSTEM.
- 5) ALL TREES TO BE CUT & REMOVED FROM THE SEWAGE DISPOSAL AREA IN A MANNER THAT WILL NOT DISTURB THE VIRGIN SOIL LAYER.
- 6) NO BASEMENT FIXTURES ARE PERMITTED WITHOUT A SPECIAL DESIGN FOR SEWAGE DISPOSAL.
- 7) NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100' OF ANY SPRING, RESERVOIR, BROOK, MARSH OR ANY OTHER BODY OF WATER.
- 8) ALL STEEL SEPTIC TANKS SHALL BE UL-10 APPROVED.
- 9) NO ROOF, CELLAR OR FOOTING DRAIN, ARE TO BE DISCHARGED IN THE SEWAGE DISPOSAL SYSTEM.
- 10) SEE SHEET 1 OF 2 FOR SHALLOW ABSORPTION TRENCH DETAIL.

# Well Detail & Sewage Disposal System Details

DETAILS NOT DRAWN TO SCALE

DETAILS NOT DRAWN / TO SCALE

*Survey & Subdivision  
of Lands of*

*A.H.F.S. Realty Corp.*

DEED REFERENCE: LIBER 2048, PAGE 649 A PORTION THEREOF  
TAX MAP REFERENCE: SECTION 51, BLOCK 1, LOT 90.2???

*Situate in the Town of New Windsor*

*Orange County, New York State*

(a) SEWAGE DISPOSAL SYSTEMS LOCATED OF NECESSITY UPGRADE IN IN THE GENERAL PATH OF DRAINAGE TO A WELL SHOULD BE SPACED 200 OR MORE AWAY.

SOILS LOG (JITAROLI PELLE)

<u>LOT NO.</u>	<u>TEST HOLE NO.</u>	<u>STABILIZED PEEL RATE (MIN.)</u>	<u>DESCRIPTION (NO WATER OR ROCK UNLESS NOTED)</u>
1	E-1	1 @ 25" DEPTH 6/11/92 J.C. GARDNER	0'-0.8' TOPSOIL; 0.8'-4.25' BROWN SILT LOAM; ROCK @ 4.25' (6/11/92 J.T.)
1	E-2	8 @ 24" DEPTH 6/11/92 J.C.	0'-0.8' TOPSOIL; 0.8'-5.5' BROWN SILT LOAM; ROCK @ 5.5' (6/11/92 J.T.)
2	D	4 @ 24" DEPTH 12/23/91 J.C.	0'-1' TOPSOIL; 1'-3' BROWN SANDY SILT LOAM; 3'-5.5' BROWN SILT GRAVEL LOAM. (12/23/91 J.T.)
2	D-1	—	0'-0.5' TOPSOIL; 0.5'-2.5' BROWN LOAM; ROCK @ 2.5'; (6/11/92 J.T.)
2	D-2	3 @ 26" DEPTH 6/11/92 J.C.	0'-0.5' TOPSOIL; 0.5'-3.5' BROWN SILT LOAM; 3.5'-4.5' LOOSE SHALE; HARD SHALE @ 4.5' (6/11/92 J.T.)
2	D-3	—	0'-1' TOPSOIL; 1'-2.5' BROWN SILT LOAM; 2.5'-5' BROWN-SANDY CLAY LOAM & STONES. (6/11/92 J.T.)
3	D	7 @ 25" DEPTH 6/11/92 J.C.	0'-0.5' TOPSOIL; 0.5'-5' BROWN SANDY LOAM; ROCK @ 5.0' (12/23/91 J.T.)
3	E-1	2 @ 29" DEPTH 6/11/92 J.C.	0'-1' TOPSOIL; 1'-3.5' BROWN SANDY LOAM; 3.5'-4.5' GRAVEL LOAM; 4.5'-6.0' GRANULAR CLAY LOAM. (6/11/92 J.T.)

SHEET 2 of 2

SUB DIVISION \_\_\_\_\_ APPROVED \_\_\_\_\_  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON NOV 20 1992  
BY Ronald Lander  
RONALD LANDER  
SECRETARY

PREPARED BY: Mercurio-Norton-Tarolli  
LAND SURVEYING-ENGINEERING, P.C.

75 MAIN STREET  
PINE BUSH, N.Y. 12566  
TEL. 914/744-3620

H. Tardieu

MAY 1992